

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
87	-89	MELROSE ST, ARLINGTON

## OWNERSHIP

Owner 1:	OBRIEN BARBARA A/ TRUSTEE			
Owner 2:	87 MELROSE STREET NOMINEE TRUS			
Owner 3:				
Street 1:	11 SEVEN SPRINGS LN APT 312			
Street 2:				
Twn/City:	BURLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01803	Type:		

## PREVIOUS OWNER

Owner 1:	OBRIEN BARBARA A -		
Owner 2:	-		
Street 1:	11 SEVEN SPRINGS LN APT 312		
Twn/City:	BURLINGTON		
St/Prov:	MA	Cntry:	
Postal:	01803		

## NARRATIVE DESCRIPTION

This parcel contains 5,406 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2545 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.12410	Total SF/SM:	5406	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	465,746	Spl Credit	Total:	465,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5406.000	531,800		465,700	997,500
Total Card	0.124	531,800		465,700	997,500
Total Parcel	0.124	531,800		465,700	997,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			391.98	/Parcel: 391.9

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	531,800	0	5,406.	465,700	997,500	997,500	Year End Roll	12/18/2019
2019	104	FV	394,500	0	5,406.	494,900	889,400	889,400	Year End Roll	1/3/2019
2018	104	FV	373,500	0	5,406.	361,000	734,500	734,500	Year End Roll	12/20/2017
2017	104	FV	350,000	0	5,406.	314,400	664,400	664,400	Year End Roll	1/3/2017
2016	104	FV	350,000	0	5,406.	267,800	617,800	617,800	Year End	1/4/2016
2015	104	FV	311,300	0	5,406.	262,000	573,300	573,300	Year End Roll	12/11/2014
2014	104	FV	305,800	0	5,406.	215,400	521,200	521,200	Year End Roll	12/16/2013
2013	104	FV	318,600	0	5,406.	204,900	523,500	523,500		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
4/10/2009	Meas/Inspect	372	PATRIOT
11/3/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

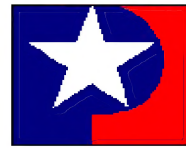
Sign:

VERIFICATION OF VISIT NOT DATA

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Sign: VERIFICATION OF VISIT NOT DATA   /  /  

	Total Card /	Total Parcel
APPRAISED:	997,500 /	997,500
USE VALUE:	997,500 /	997,500
ASSESSED:	997,500 /	997,500



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	3766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

